

SEC. 10-1.550 MISSION BOULEVARD RESIDENTIAL DISTRICT (MBR)

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SEC. 10-1.555 PURPOSE.

The MBR District encourages the development of multiple-family dwellings at high densities along Mission Boulevard, in order to provide opportunities for higher density housing near a major transit corridor.

SEC. 10-1.560 SUBDISTRICTS.

SD6 (See Section 10-1.2600).

SEC. 10-1.565 USES PERMITTED.

Primary Uses. The following uses, or uses determined to be similar by the Planning Director, are permitted in the MBR District as primary uses:

- (1) Residential Uses.
Multiple-family dwelling units. (at 34.8 to 55.0 units per net acre.)
- (2) Other Uses.
None.

b. **Secondary Uses.** The following uses are permitted as secondary or subordinate uses to the uses permitted in the SAR District:

- (1) Home Occupation. (See definitions)
- (2) Household pets.

SEC. 10-1.570 CONDITIONALLY PERMITTED USES.

- a. **Administrative Uses.** The following uses, or uses determined to be similar by Planning Director, are permitted in the MBR District, subject to the approval of an administrative use permit:

- (1) Administrative and Professional Offices/Services.
None.

- (2) Other Uses.

- (a) Cultural facility.
(b) Day Care Center. (Less than 24-hour care for children, 15 or more, excluding staff. See definitions.)
(c) Educational facility. (Small, generally less than 2,000 sq. ft.)
(d) Public agency facilities.
(e) Recreational facility.

- b. **Conditional Uses.** The following uses, or uses determined to be similar by Planning Director, are permitted in the SAR District subject to approval of a conditional use permit:

None.

SEC. 10-1.575 LOT/DENSITY REQUIREMENTS.

- a. Minimum Lot Size: 20,000 square feet.
b. Required Density Range: 34.8 to 55.0 units per net acre.
c. Minimum Lot Frontage: 100 feet.
d. Minimum Average Lot Width: 100 feet.
e. Maximum Lot Coverage: 90 percent.
f. Minimum Lot Depth: 80 feet.
g. Special Lot Requirements and Exceptions: See General Regulations Section 10-1.2720.

SEC. 10-1.580 SETBACK REQUIREMENTS.

- a. Minimum Setbacks along Public Streets: 44 feet adjacent to Mission Boulevard, which includes local access lane, in accordance with the SD6 Special Design District provisions; 20 feet adjacent to other existing public streets.
b. Minimum Setbacks for Other Areas: 10 feet, or in accordance with the SD6 Special Design District provisions.
c. Special Yard Requirements and Exceptions: See General Regulations Section 10-1.2725.

SEC. 10-1.585 HEIGHT LIMIT.

- a. Maximum Building Height: 55 feet.
- b. Maximum Accessory Building Height: 14 feet and one story.
- c. Maximum Height for Fences/hedges/walls:
 - (1) Front and Side Street Setback 4 feet.
 - (2) Side and Rear Setback 6 feet.
(Also see Section 10-1.845k. for additional standards).
- d. Special Height Requirements and Exceptions: See General Regulations Section 10-1.2730.

SEC. 10-1.590 SITE PLAN REVIEW REQUIRED.

Site plan review by the Planning Commission and approval by the City Council is required before issuance of any building or construction permit.

SEC. 10-1.595 MINIMUM DESIGN AND PERFORMANCE STANDARDS.

The City recognizes that high-quality design of residential structures can contribute to a positive appearance of neighborhoods and improve the overall character of the community. This section establishes design and performance standards that shall apply to the construction of multi-family dwellings and accessory buildings and uses allowed in the MBR District.

Refer to the criteria and standards contained in the SD6 Special Design District (10-1.2600) and the RH District (Section 10-1.500), and the following requirements:

Parking Ratios.

- (1) Residential units are allowed a maximum of 1.3 off-street parking space per studio or one-bedroom unit and a maximum of 1.5 spaces for units with two or more bedrooms

Open Space and Amenities.

- (2) (a) For at least 40% of the units in each development, a minimum of one hundred (100) square feet of usable private open space, consisting of a private yard, patio, porch, deck balcony or a combination of the above, shall be provided for each unit.
- (b) All developments shall provide a minimum fifteen percent (15%) of the lot area plus 100 square feet per unit for each unit that is not provided private open space as usable common open space for passive and active recreational uses. Usable open space areas shall not include public or private rights-of-way; vehicular parking area; areas adjacent to or between structures less than fifteen (15) feet apart; required building setback areas; private patios or yards; or areas having a slope greater than 3:1. Usable open

space can include roof decks (including roof deck above structured or podium parking) or interior group open space accessible to all residents in the development.

- (c) All common opens space associated with developments shall have, at a minimum, a landscaped area of six hundred (600) square feet complete with two (2) benches. Additional amenities may include, but are not limited to, a swimming pool, spa, tot lot with play equipment, picnic shelter with barbecue area, court game facilities and indoor exercise facilities. The types of amenities shall be dependent upon the nature of development and shall be approved by the reviewing authority.